

89-0-48

67-18

KNOW ALL MEN BY THESE PRESENTS,

THAT I, James A. McBrady,

in consideration of One Dollar (\$1.00) and other valuable consideration
paid by Jeffrey R. Witham and Karen B. Witham

TRANSFER
TAX
PAID

whose mailing address is 20 Morgan Street
Waterville, ME 04901

the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT,

BARGAIN, SELL AND CONVEY unto the said

Jeffrey R. Witham and Karen B. Witham, as joint tenants and not as
tenants in common, their heirs and assigns forever,

A certain lot or parcel of land on Penny Lane in Waterville, County of
Kennebec and State of Maine, bounded and described as follows:

Beginning at an iron pin marking the most Westerly point of said lot 48;
thence heading N 66 degrees 47' 00" E 150.00' (One hundred fifty and no
one hundredths feet) along the Penny Lane right-of-way to an iron pin
marking the most Northerly point; thence heading S 26 degrees 59' 51" E
200.00' (Two hundred and no one hundredths feet) along Lot 47 to an iron
pin marking the most Easterly point; thence heading S 66 degrees 47' 00"
W 150.00' (One hundred fifty and no one hundredths feet) along Lot 50 to
an iron pin marking the most Southerly point; thence heading N 26 degrees
59' 51" W 200.00' (Two hundred and no one hundredths feet) along Lot 49 to
the beginning pin.

The above description meaning and intending to describe said Lot 48 as
pre recorded subdivision plan dated June 22, 1977 in the Kennebec
Registry of Deeds File Number D-77074.

This conveyance is made subject to all restrictions and covenants of
record including those required by the Maine Department of Environmental
Protection, dated June 8, 1983, recorded in said Registry of Deeds in
Book 2575, Page 93.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Jeffrey R. Witham and Karen B. Witham, as joint tenants and not as tenants in common, their heirs and assigns, to them and their own use and behoof forever.

AND I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said James A. McBrady, relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hands and seals this 22nd day of the month of August, A.D. 1986.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Lisa Anne J. Steinbecker
WITNESS

James A. McBrady
James A. McBrady

WITNESS

STATE OF MAINE, COUNTY OF Cumberland ss. August 22, 1986

Then personally appeared the above named James A. McBrady

and acknowledged the foregoing instrument to be his free act and deed.

Before me,
Richard G. Corvizza, Esq.
Notary Public/Attorney at Law
(printed name)

RECEIVED KENNEBEC SS.
1986 SEP -2 AM 9:00
RECORDED FROM ORIGINAL